



41 Acorn Way
Wigston, LE18 3YA



Mercedes Barker
Partnered With
Simpsons
Property Experts

This well-presented one-bedroom home is an excellent opportunity for a first-time buyer looking to take their first step onto the property ladder. Offering practical accommodation, a private rear garden and a spacious double bedroom, this charming property combines comfort with low-maintenance living.

The generous living room benefits from French windows opening directly onto the private rear garden, creating a lovely connection between the indoor and outdoor spaces — perfect for relaxing, entertaining or enjoying a morning coffee.

The fitted kitchen offers a range of wall and base units, with a spiral staircase providing access to the first-floor landing.

Upstairs, the generous double bedroom features built-in storage and hanging space, while the fully fitted bathroom comprises a bath with electric shower over, WC and wash hand basin.

With its well-proportioned accommodation, private garden and appealing layout, this is an ideal first home for anyone looking to get onto the property ladder and make a home of their own.

Rooms and Measurements:

Lounge - 4.75m x 4.26m (max)

Kitchen - 1.73m x 2.16m

Bedroom - 4.02m x 2.74m

Bathroom - 1.88m x 2.20m

Outside, the property enjoys a well-maintained private rear garden, while parking is available within the communal car park.

The property benefits from double glazing and gas central heating, with a new porch installed in May 2024.

Constructed in 1985, this property boasts a classic design that has stood the test of time. Its end-terrace position not only offers added privacy but also allows for a pleasant outdoor space, perfect for enjoying the fresh air or tending to a small garden.

Located in Wigston, residents will benefit from a friendly community atmosphere, with local amenities, parks, and transport links within easy reach. This property presents an excellent opportunity for first-time buyers or those looking to downsize without compromising on quality of life.

Offers in excess of £160,000



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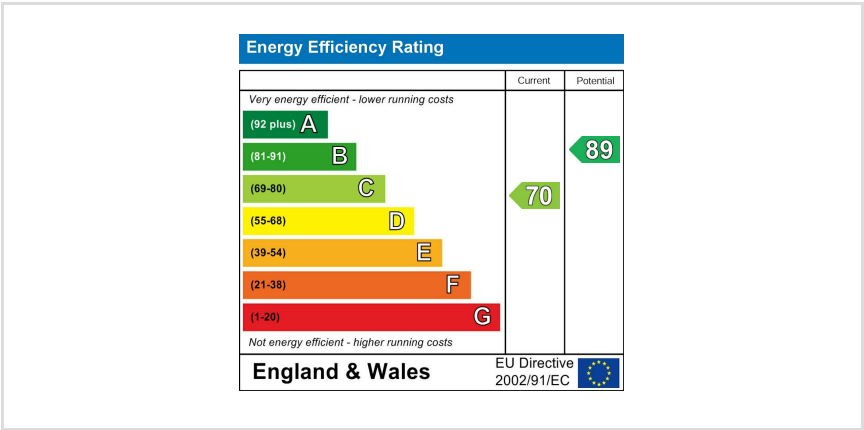
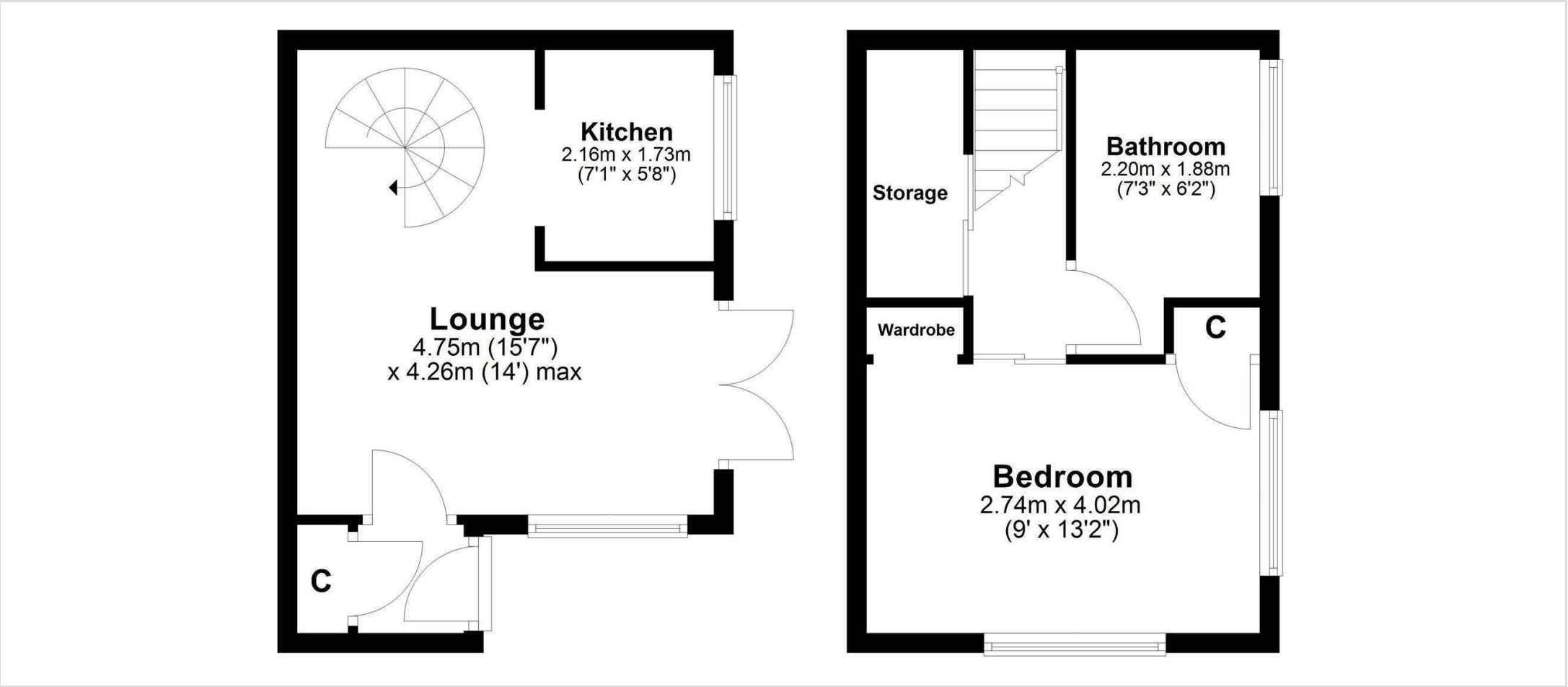


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